

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

June 4, 2018

Members: Francisco Banuelos, Randy Coonrod, Brad Doeden, Randy Harder, Eric Purkey, Russ Redford, Ray Stubblefield, Gregg Wilhite, Warren Willenberg

Present: Banuelos, Coonrod, Doeden, Harder, Redford, Stubblefield, Willenberg

Staff Members Present: Chris Labrum, Kortney Capello Deb Legge, Penny Bohannon Bret Johnston, Elaine Hammons (MABCD); Jeff Van Zandt, (City of Wichita Law Dept.); Justin Waggoner (Sedgwick County Law Dept.); Fire Marshal Stu Bevis (WFD)

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Harder on Monday, June 4, 2018, at 1:02 p.m., at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3rd, 3rd Floor, Room 318 – Training Room, Wichita, Kansas.

Approval of the January 8 2018, Minutes (February 5th, March 5th, April 2nd, and May 1st meetings were cancelled).

A motion was made by Board Member Coonrod to approve the January 8, 2018, minutes. Board Member Redford seconded the motion. The motion was approved. (7 – 0)

Public Agenda

There was no one present to speak on the Public Agenda.

New Business

1. Condemnations:

Review Cases:

1. 523 N. Green St

There was no one present to represent the property.

This is a one-story frame dwelling about 26 x 46 feet in size. Vacant and open, this structure has a shifting and cracking block foundation with missing blocks; deteriorated and missing aluminum siding; sagging composition roof; badly deteriorated front and rear porches; and rotted wood trim and framing members.

In accordance with the MABCD staff recommendation, Board Member Coonrod made a motion to refer the property to the City Council for condemnation with ten days to begin demolition and ten days to complete demolition. Board Member Willenberg seconded the motion. The motion carried. (7 – 0)

2. 528 N. Pennsylvania Ave

There was no one present to represent the property.

Vacant and open, this is a one-story frame dwelling about 30 x 35 feet in size.. This structure has been damaged by fire. It has fire-damaged and missing vinyl siding; fire-damaged composition roof, with missing shingles and holes; deteriorated rear porch; fire-damaged wood trim and framing members; and the 12 x 14 foot accessory structure is dilapidated.

In agreement with the recommendation of MABCD staff, Board Member Banuelos made a motion to submit the property to the City Council for condemnation with ten days to begin demolition and ten days to complete the wrecking. Board Member Redford seconded the motion. The motion passed. (7 – 0)

3. 943 N. Indiana Ave

There was no one present to represent the property.

This two-story frame dwelling is approximately 58 x 25 feet in size. Vacant and open, this structure has a shifting block foundation; rotted and missing wood lap siding; deteriorated front porch; exposed, rotted framing members; and rotted wood trim.

As recommended by MABCD staff, Board Member Coonrod made a motion to refer the property to the City Council for condemnation with ten days to begin razing the structure and ten days to complete the demolition. Board Member Redford seconded the motion. The motion was approved. (7 – 0)

4. 1239 N. Minnesota Ave (4-plex)

There was no one present to represent the property.

About 26 x 90 feet in size, this is a one-story frame four-plex. Vacant for at least four years, this structure has been damaged by fire. It has a cracking block foundation; fire-damaged, rotted and missing wood lap siding; and sagging composition roof, with holes.

In agreement with the recommendation made by MABCD staff, Board Member Coonrod made a motion to refer the property to the City Council for condemnation with ten days to begin demolition and ten days to complete removal of the structure. Board Member Redford seconded the motion. The motion carried. (7 – 0)

5. 1335 N. Estelle Ave

Dzung Ninh, son of the property owner, was present on behalf of this property.

Vacant and open, this two-story frame dwelling is about 16 x 47 feet in size..This structure has been damaged by fire. It has rotted and missing siding shingles; sagging and badly worn roof, with holes; fire-damaged soffit and fascia; interior gutted by fire; and the 10 x 14 feet accessory structure is deteriorated.

Due to the extent of the damage, the potential cost for repairs, and since no repair work had been started, Board Member Redford made a motion to refer the property to the City Council for condemnation with ten days to begin demolition and ten days to finish the removal. Board Member Coonrod seconded the motion. The motion passed. (7 – 0)

6. 1633 N. Green St

There was no one present to represent the property.

A one-story frame dwelling about 20 x 30 feet in size. Vacant for unknown amount of time, this structure has shifting and cracking foundation and basement walls; missing wood siding; missing porches; and missing windows and doors.

As recommended by MABCD staff, Board Member Doeden made a motion to refer the property to the City Council for condemnation with ten days to begin wrecking the building and ten days to complete the removal. Board Member Redford seconded the motion. The motion carried. (7 – 0)

7. 2308 N. Grove Ave (duplex)

There was no one present to represent the property.

A one-story frame duplex about 46 x 36 feet in size. Vacant and open, this structure has a cracking block foundation; badly worn composition roof, with holes; deteriorated front and rear porches; deteriorated and soffit and fascia; deteriorated wood trim; and rotted framing members.

Following the recommendation of MABCD staff, Board Member Redford made a motion to refer the property to the City Council for condemnation with ten days to start removal and ten days to finish demolition. Board Member Coonrod seconded the motion. The motion passed. (7 – 0)

8. 1700 S. Water St

The property owner, Steve Maser, was present.

Approximately 26 x 54 feet in size, this one-story frame dwelling has been vacant for at least 12 years. This structure has been badly damaged by fire. It has a shifting block foundation; missing siding; fire-damaged, sagging and badly worn roof, with holes; deteriorated and fire-damaged front and back porches; rotted and fire-damaged wood trim; exposed, fire-damaged framing members; and the 23 x 17 foot accessory structure is deteriorated.

Mr. Maser addressed the Board and explained that the property has been secured. He assured the Board that the site was in a clean and secure condition, and he requested 120 days to bring the property into full compliance.

Considering the progress made by the owner, Board Member Coonrod made a motion to grant 120 days for the property to be brought into compliance, maintaining the site in a clean and secure condition in the interim. Board Member Banuelos seconded the motion. The motion was approved. (7 – 0)

9. 6054 S. Minneapolis Ave

Mr. John E. Dickson, son of the owner, was there to represent the property.

This is a manufactured home about 68 x 14 feet in size. Vacant and open, this structure has been damaged by fire. It has fire-damaged and missing hardboard siding; sagging roof; fire-damaged fascia and wood trim; fire-damaged porch; and the three accessory structures are deteriorated.

Mr. Dickson explained that the court case was dismissed because the owner complied with the requirement to remove the burned vehicles. The taxes on the property have been paid. The owner is waiting on the investigation on the arson complaint to be completed so that the manufactured home can be removed and a new mobile home can be installed on a permanent foundation.

Board Member Banuelos made a motion to allow 60 days for the old mobile home to be removed, maintaining the site in a clean and secure condition. Board Member Coonrod seconded the motion. The motion carried. (7 – 0)

Unfit for Habitation:

1. 1521 N. Green St

There was no one present to represent the property.

This property is occupied by the sons of the owner, who lives out of state. The structure is in dilapidated condition and there is no electric or water service. A violation notice was issued, but no action has been taken by the owner to correct the code violations or vacate the structure. The structure is appraised at \$16,400 by the Sedgwick County Appraiser.

As recommended by MABCD staff, Board Member Redford made a motion to declare the property as unfit with 30 days to vacate the structure and then defer the property to the City Council for condemnation with ten days to begin demolition and ten days to complete the removal. Board Member Banuelos seconded the motion. The motion carried. (7 – 0)

New Cases:

There are no new cases for June.

MABCD Updates

Mr. Chris Labrum, MABCD Director, told the Board Members that he had received the formal resignation of Ray Stubblefield from his Board position. Mr. Stubblefield cited his change of job location to another state as his reason for leaving.

The Director also announced that MABCD had been giving a ten percent reduction in building permit fees since May 1st. The reduction was approved by both the Board of County Commissioners and the City Council prior to the reduction.

MABCD will move forward on the June 6, 2018, start date for implementation of the electronic plan review requirements. The Director will present a request to both the Board of County Commissioners and the City Council to charge an additional five percent fee until the end of 2018 for paper plans submitted.

The 2018 International Mechanical Code is under review and the International Plumbing Code is being prepared for adoption in unincorporated Sedgwick County.

Proposed amendment package for the 2018 IRC.

Assistant MABCD Director, Kortney Capello, provided the Board with a packet which included a list of the significant changes. The most noteworthy change is the proposed adoption of Appendix Q which covers "tiny houses," a growing trend throughout the country. The majority of the changes are clerical and renumbering clean-up

Board Member Doeden made a motion to accept the proposed amendment package and give the Board's recommendation to the Board of County Commissioners and the City Council for adoption. Board Member Redford seconded the motion. The motion was approved. (7 – 0)

Adjournment

With no other business to conduct, the meeting adjourned at 1:44 p.m.